

**PUBLIC NOTICE**

**STATE**

**STATE PLANNING COMMISSION**

**Notice of Action on Petition to Amend Endorsed Plan**

Petitioner: Upper Township, Cape May County, New Jersey

**Take notice** that effective September 28, 2011, the New Jersey State Planning Commission authorized an amendment to the Planning and Implementation Agreement (PIA) regarding endorsement of Upper Township's master plan and related documents. Specifically, the PIA is amended as follows:

Items E2, F3, G6, G7, G9, I5, and I6: Deadlines are being extended to complete these long-term projects that rely on progress of State and/or county governmental agencies to be achieved.

Items G5, H1, H4.2, J1, L4, and L5: Deadlines on items relating to multi-modal transportation studies and upgrades, Tuckahoe Village revitalization and historic preservation and design guidelines are being extended until funding becomes available.

Item B3: a TDR Plan is on hold.

Item C2 regarding residential design guideline development has been extended until 2/21/2012.

Item E1 regarding the recreation and open space plan has been extended until 2/21/2013.

Item G2 regarding the circulation plan has been extended until 2/21/2012.

Item I1 regarding the wastewater management plan has been extended until 4/13/2012.

Item J2 regarding a farmland preservation plan has been extended until 2/21/2013.

Item K2 regarding design guidelines has been extended until 2/21/2013.

Item K3 regarding walkable neighborhoods has been extended until 2/21/2013.

Item G4 regarding bicycle paths has been deleted.

The amendment to the PIA became effective on September 28, 2011. The period of Plan Endorsement remains 10 years from the date of endorsement.

On February 21, 2007, the State Planning Commission granted the Township of Upper initial plan endorsement and designated center boundaries for two Town Centers, Marmora-Palermo-Beesley's Point (Marmora) and Seaville, and two Village Centers, Petersburg and Tuckahoe, by passing Resolution No. 2007-01. The endorsement included a negotiated Planning and Implementation Agreement (PIA) delineating actions to be taken during the period of endorsement. On April 1, 2011, the Township of Upper submitted a biennial report to the Commission as required, including a statement requesting amendments to the PIA.

On May 20, 2011, the Executive Director reviewed the consistency of the subject of the petition to amend with the State Development and Redevelopment Plan (State Plan), issued a report containing findings and conclusions to the effect that the petition to amend appears consistent with the State Plan and recommended that the petition to amend the PIA be approved by the Commission. On May 25, 2011, the petition to amend was presented to the Plan Implementation Committee (PIC) for its consideration. The Committee reported favorably on the report and had no objections to the requested amendments.

On September 28, 2011, the State Planning Commission held a hearing to consider the petition to amend, affirmed the report made by the Executive Director finding the petition to amend consistent with the goals, policies and strategies of the State Plan. The State Planning Commission passed Resolution 2011-04 approving the petition to amend.

All documents relating to Upper Township's petition to amend plan endorsement can be found at: <http://www.state.nj.us/state/planning/pe.html>.

Pursuant to N.J.A.C. 5:85-1.7(i), a copy of this notice has been mailed to those entities specified therein.